







Larchwood is an impressive, five bedroom detached residence, encompassing over 5500 square feet of internal accommodation, located on Beech Dell within the prestigious 'Keston Park' gated and private estate. Keston Park is situated equidistant from Hayes Station and Orpington Station which offers fast services to the City. Bromley South Station is also accessible and offers fast and regular services to Victoria. Local grammar schools include Newstead Wood and St Olave's, private schools include Bromley High School for girls and Eltham College. Darrick Wood state senior school is within 0.8 miles (approx.) and was recently rated as 'Outstanding' by Ofsted.

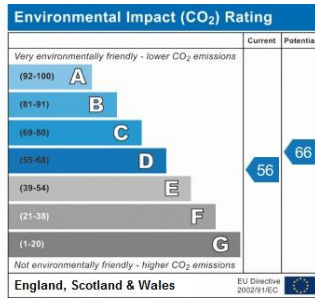
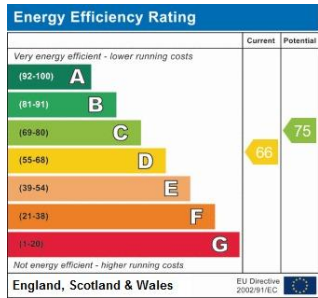
Accessed via private gates, the property has a large drive providing parking for several cars and access to the detached double garage (excluded from the overall square footage). To the ground floor are four reception rooms, all with dual aspect and overlooking the grounds, a delightful 'Chambers' fitted kitchen and utility room. Stairs lead to the games/gym complex with open plan accommodation and a cloakroom. Double doors lead to the swimming pool area with steam room and hot tub with views over the gardens.

To the first floor are five well-proportioned bedrooms, the master boasting both an en-suite and dressing area and bedroom two an en-suite. There is also a large family bathroom.

Mature gardens surround the property with the rear garden enjoying a southerly aspect.







Please refer to

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[www.jdmestateagents.com](http://www.jdmestateagents.com)

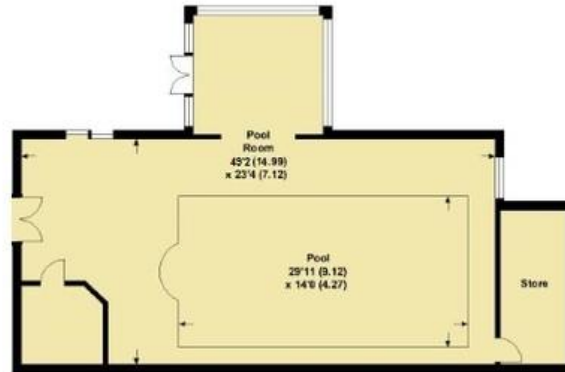
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to view our full area guides



## Larch Wood

APPROX. GROSS INTERNAL FLOOR AREA 5532.87 SQFT / 514.02 SQM.



POOL



GROUND FLOOR



FIRST FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

